

## **ARTICLE 6.00 RESIDENTIAL DISTRICT REGULATIONS**

### **06.01 General Purposes of Residential Districts**

The residential districts established in this Ordinance are designed to promote and protect the health, safety morals, convenience, order, prosperity, and other aspects of the general welfare. These general goals include, among others, the following more specified purposes:

- 06.01.010 To provide sufficient space in appropriate locations for residential developments to adequately meet the housing needs of the present and expected future population of the urban area, with due allowance for the need for a variety of choices in site selections;
- 06.01.020 To permit improved movement on the public ways and effectively utilize existing public ways, and as far as possible, to mitigate the effects of heavy traffic and more particularly all through traffic, in residential areas;
- 06.01.030 To protect residential areas against flood, fire, explosions, toxic and noxious matter, radiation, and other dangers, and against offensive matter, heat, obtrusive lighting, glare, humidity, and other objectionable influences;
- 06.01.040 To protect residential areas against undue congestion, as far as possible, by regulating the density of population, the intensity of activity, and the bulk of buildings in relation to the surrounding land and to one another, and by providing for off-street parking spaces for automotive vehicles;
- 06.01.050 To require the provision of open-space in residential areas wherever practicable; and to encourage the provision of better standards of open space by permitting moderately larger bulk, higher density, and greater intensity with better standards of open space, in order to open up residential areas to light and air, to provide open areas for rest and recreation, and to break up the monotony of continuous building bulk, and thereby to provide a more desirable environment for urban living;
- 06.01.060 To provide for access for light and air to windows and for privacy, as far as possible, by controls over the height of buildings and structures;
- 06.01.070 To provide appropriate space for public and private educational, religious, recreational, and similar facilities and public utilities which serve the needs of nearby residents, which generally perform their own activities more effectively in a residential environment, and which do not create

objectionable influences; and to coordinate the intensity of residential land use with the appropriate community facilities;

- 06.01.080 To provide a zoning framework conducive to freedom of architectural design in order to encourage the development of more attractive and economical building forms;
- 06.01.090 To provide sufficient space in appropriate locations for agricultural activities;
- 06.01.100 To promote the most desirable use of land and direction of building development in accordance with a well considered general plan to promote stability of residential development, to protect the character of the district and its peculiar suitability for particular uses, to conserve the value of land and buildings, and to protect the community's tax revenues.
- 06.01.200 Truck Parking in Residential Zoning Districts

Commercial delivery and other large trucks, including tractor trailers, are not permitted in residential neighborhoods, including but not limited to R40, R20, R15, R10, and R6 zoning districts. This includes the tractor and the trailer, whether separate or joined together. No truck having a Gross Vehicle Weight, GVW, of more than 10,000 pounds shall be parked on a lot or on a street fronting the lot, except for the occasional delivery of personal items intended for use in the residence. This would include furniture, appliances, parcels, mail, or home services such as plumbing repair, carpet cleaning, upholstery repair, or similar activities. Delivery by trucks must be made between the hours of 7:00 A.M. and 9:00 P.M. Service trucks which are owner-operated and which are used solely for the purpose of providing building repair or maintenance are not subject to the provisions of this section.

## **06.02 Purposes and Intent of A-Agricultural Residential Districts**

These districts are designed to provide permissible areas for the growing of crops, animal husbandry, dairying, forestry and other similar activities which generally occur and characterize rural rather than urban areas. These districts are designed, furthermore, to provide for very low density residential development generally on unsubdivided tracts of land whereon public sanitary service is least practical. In addition, these districts may include areas and lands not suited by reason of soil, geologic, topographic, or other limitations for development. These districts also include community facilities, public utilities, and open uses which serve specifically the residents of these districts or which are benefited by an open environment without creating objectionable or undesirable influences upon residential developments or influences which are incompatible with rural environment.

### **06.02.010 Principal Permitted Uses and Structures**

Within the A-Agricultural Districts as shown on the Gallatin Regional Zoning Map, the following activities, as described in Section 03.05 are permitted:

#### **Residential Activities**

Dwelling One-Family Detached

#### **Community Facility Activities**

Essential Service

#### **Agricultural and Extractive Activities**

Plant Nursery

Crop and Animal Raising

### **06.02.020 Principal Permitted Accessory Uses**

- A. Living quarters of persons regularly employed on the premises;
- B. Private barns, stables, sheds, and other farm buildings;
- C. Private garages and parking areas;
- D. Outdoor recreation facilities exclusively for the use of the residents;
- E. Signs in compliance with the regulations set forth in Section 13.07;
- F. Home occupations as defined and subject to the provisions of this Ordinance;
- G. Accessory uses or structures customarily incidental to the above permitted uses.

06.02.030      Conditional Uses

The following activities may be permitted only as conditional uses in accordance with Section 15.06:

Residential Activities

Bed and Breakfast Home

Community Facility Activities

Limited Child Care

Nursing Home

Community Assembly

Non-assembly Cultural

Health Care

Utility and Vehicular

Intermediate Impact

Place of Worship

Community Education

Commercial Activities

Group Assembly Limited

Group Assembly Extensive

Agricultural and Extractive Activities

Mining and Quarrying

06.02.040      Prohibited Uses

Any uses or structures not of a nature specifically permitted herein by right, by accessory use or by conditional use.

06.02.050      Bulk Regulations

The bulk regulations appearing below apply to buildings or other structures located on any zone lot or portion of a zone lot including all new development, enlargements, extensions, or conversions; provided, however, that all barns, sheds, silos, or other buildings used exclusively for agricultural purposes shall be exempt from these regulations.

- A. Minimum Required Lot Area - Within the A Districts, the minimum required lot area shall be 2 ½ acres.
- B. Maximum Lot Coverage Permitted - The maximum zone lot coverage for all structures, including accessory structures, shall not exceed ten (10) percent of the total lot area.
- C. Floor Area Ratio - The maximum floor area ratio shall be 0.11

06.02.060 Yard Requirements

A. General Provisions - General provisions applicable to all residential districts concerning visibility at intersections, permitted obstructions in required yards, obstructions prohibited at street intersections, adjustments for lot area remainder, and exceptions to these provisions are contained in Articles 12.01 and 13.01 of this Ordinance.

B. Basic Yard Regulations - The basic yard regulations below apply to all zone lots within A Districts, except as provided in Section 12.12.

1. Front Yards

Minimum Front Yard: 75 feet

2. Side Yards

Minimum Side Yard: 30 feet

3. Rear Yard

Minimum Rear Yard: 40 feet

4. Minimum Lot Width

Minimum Lot Width at the Building Line: 150 feet

### **06.03 R40 Low Density Residential Districts**

#### **06.03.010 Purpose and Intent of R40 Low Density Residential Districts**

These districts are designed to provide suitable areas for low density residential development characterized by an open appearance. Generally, the residential development will consist of single-family detached dwellings and accessory structures. These districts also include community facilities, public utilities, and open uses which serve specifically the residents of these districts, or which are benefited by an open residential environment without creating objectionable or undesirable influences upon residential developments. It is the express purpose of this Ordinance to exclude from these districts all buildings or other structures and uses having commercial characteristics, whether operated for profit or otherwise, and that conditional uses and home occupations specifically provided for in these regulations for these districts shall be considered as not having such characteristics if they otherwise conform to the provisions of this Ordinance.

#### **06.03.020 Uses and Structures**

- A. Principal Permitted Uses and Structures - Within the R40 Low Density Residential Districts as shown on the Gallatin Zoning Map, the following activities as described in Section 03.05:

Residential Activities  
Dwelling One-Family Detached

Community Facility Activities  
Essential Services

Agricultural and Extractive Activities  
Crop and Animal Raising

B. Permitted Accessory Uses

1. Living quarters of persons regularly employed on the premises;
2. Private stables and other farm buildings;
3. Private garages and parking areas
4. Private swimming pools, tennis courts, and other outdoor recreation facilities exclusively for use of the residents;
5. Signs complying with applicable regulations set forth in Section 13.07;

6. Home occupations as defined and subject to the provisions of this Ordinance:
  7. Accessory uses or structures customarily incidental to the above permitted uses.
- C. Conditional Uses - The following activities may be permitted only as conditional uses in accordance with Section 15.06

Community Facility Activities

Limited Child Care  
Nursing Home  
Community Assembly  
Non-assembly Cultural  
Utility and Vehicular  
Intermediate Impact  
Place of Worship  
Community Education  
Bed and Breakfast Home  
Assisted Living Facility

Agricultural and Extractive Activities

Plant Nursery

- D. Prohibited Uses - Any use or structures not of a nature specifically permitted herein by right, by accessory use, or by conditional use.

06.03.030 Bulk Regulations

The bulk regulations appearing below apply to buildings or other structures located on any zone lot or portion of a zone lot, including all new developments, enlargements or conversions; provided, however, that all barns, sheds, silos, or other buildings used exclusively for agricultural purposes shall be exempt from these regulations.

- A. Minimum Required Lot Area - Within the R40 Districts, the minimum required lot area shall be 40,000 square feet.
- B. Maximum Lot Coverage Permitted - Within the R40 Districts, the maximum zone lot coverage for all structures, including accessory structures, shall not exceed fifteen (15) percent of the total lot area.
- C. Maximum Floor Area Ratio - Within the R40 Districts, the maximum floor area ratio shall be .15.

06.03.040      Yard Requirements

- A. General Provisions - General provisions applicable to all residential districts concerning visibility at intersections, permitted obstructions in required yards, obstructions prohibited at street intersection, adjustments for lot area remainder, exceptions to these provisions and other regulations are contained in Articles 12.00 and 13.00 of this Ordinance.
- B. Basic Provisions - The basic yard regulations appearing below apply to all zone lots located within R40 Districts, except as provided in Section 12.12.
1. Front Yards - In all R40 Districts, front yards shall be a minimum of fifty (50) feet.
  2. Side Yards - In all R40 Districts, side yards shall be a minimum of twenty (20) feet.
  3. Rear Yards - In all R40 Districts, rear yards shall be a minimum of thirty (30) feet.
  4. Minimum Lot Width - In all R40 Districts, the minimum lot width at the building line shall be one- hundred-twenty (120) feet.



## **06.04 R20 Low Density Residential Districts**

### **06.04.010 Purposes and Intent of R20 Low Density Residential Districts**

These districts are designed to provide suitable areas for low density residential development characterized by an open appearance. Generally, the residential development will consist of single family detached dwellings and accessory structures. These districts also include community facilities, public utilities, and open uses which are benefited by an open residential environment without creating objectionable or undesirable influences upon residential developments. Further, it is the intent of this Ordinance that these districts be located so that the provision of appropriate urban services will be physically and economically facilitated and so that provision is made for the orderly expansion and maintenance of urban residential development within the urban area. It is the express purpose of this Ordinance to exclude from these districts all buildings and other structures and uses having commercial characteristics whether operated for profit, or otherwise, except that conditional uses and home occupations specifically provided for in these regulations for these districts shall be considered as not having such characteristics if they otherwise conform to the provisions of this Ordinance.

### **06.04.020 Uses and Structures**

A. Principal Permitted Uses and Structures - Within the R20 Low Density Residential Districts as shown on the Gallatin Zoning Map, the following activities as described in Section 03.05 are permitted:

Residential Activities

Dwelling One-Family Detached

Community Facility Activities

Essential Services

B. Permitted Accessory Uses

1. Private garages and parking areas;
2. Private swimming pools, tennis courts, and other outdoor recreation facilities exclusively for use of the residents;
3. Signs complying with applicable regulations set forth in Section 13.07;
4. Home occupations as defined and subject to the provisions of this Ordinance;
5. Accessory uses or structures customarily incidental to the above permitted uses.

- C. Conditional Uses - The following activities may be permitted only as conditional uses in accordance with Section 15.06:

Community Facility Activities

Place of Worship

Community Education

Utility and Vehicular

Intermediate Impact

Bed and Breakfast Home

- D. Prohibited Uses - Any use not allowed by right, by accessory use or conditional use is prohibited in the R20 Low Density Residential District.

06.04.030 Bulk Regulations

The bulk regulations appearing below apply to buildings or other structures located on any zone lot or portion of a zone lot, including all new developments, enlargements, extensions or conversions located in any R20 District.

- A. Minimum Required Lot Area - Within the R20 District, the minimum required lot area shall be 20,000 square feet.
- B. Maximum Lot Coverage Permitted - Within R20 Districts, the maximum zone lot coverage for all structures, including accessory structures, shall not exceed twenty (20) percent of the total lot area.
- C. Minimum Development Area Per Dwelling Unit - Within the R20 Districts, no dwelling unit shall be permitted on a zone lot with a total development area of less than 15,000 square feet per dwelling unit.
- D. Maximum Floor Area Ratio - Within R20 Districts, the maximum floor area ratio shall be .20.

06.04.040 Yard Requirements

- A. General Provisions - General provisions applicable to all residential districts concerning visibility at intersections, permitted obstructions in required yards, obstruction prohibited at street intersections, adjustments for lot area remainder, exceptions to these provisions and other regulations are contained in Articles 12.00 and 13.00 of this Ordinance.
- B. Basic Provisions - The basic yard regulations appearing below apply to all zone lots located within R20 Districts, except as provided in Section 12.12.
1. Front Yards - In all R20 Districts, front yards shall be a minimum of forty (40) feet.

2. Side Yards - In all R20 Districts, side yards shall be a minimum of fifteen (15) feet, except as provided in Sections 12.05 and 12.12.
3. Rear Yards - In all R20 Districts, rear yards shall be a minimum of thirty (30) feet.
4. Minimum Lot Width - In all R20 Districts, the minimum lot width at the building line shall be one- hundred (100) feet.

## **06.05 R15 Medium Density Residential Districts**

### **06.05.010 Purpose and Intent of R15 Medium Density Residential Districts**

These districts are designed to provide suitable areas for medium density residential development where appropriate urban services and facilities will be physically and economically facilitated. Generally, these districts will be characterized by single family detached dwellings with other type dwellings located within the R15 districts where urban services and facilities are adequate to meet all demands and such other structures as are necessary thereto. These districts also include community facilities, public utilities, and open uses which service specifically the residents of these districts, or which are benefited by and compatible with a residential environment. It is the express purpose of this Ordinance to exclude from these districts all buildings or other structures and uses having commercial characteristics whether operated for profit or other wise, except that conditional-uses and home occupations specifically provided for in these regulations for these districts shall be considered as not having such characteristics if they otherwise conform to the provisions of this Ordinance.

### **06.05.020 Uses and Structures**

- A. Principal Permitted Uses and Structures - Within the R15 Medium Density Residential Districts as showing on the Gallatin Municipal Regional Zoning Maps, the Following activities as described in Section 03.05 are permitted:

Residential Activities

Dwelling One-Family Detached

Community Facility Activities

Essential Services

### **B. Permitted Accessory Uses**

1. Private garages and parking areas;
2. Private swimming pools, tennis courts, and other outdoor recreation facilities exclusively for use of the residents;
3. Signs complying with applicable regulations set forth in Section 13.07
4. Customary home occupations as defined and subject to the provisions of this Ordinance;
5. Accessory uses or structures customarily incidental to the above permitted uses.

- C. Conditional Uses - The following activities may be permitted only as conditional uses in accordance with Section 15.06:

Residential Activities

Multi-Family

Bed and Breakfast Home

Community Facility Activities

Place of Worship

Community Education

Utility and Vehicular

Intermediate Impact

- D. Prohibited Uses - Any use not allowed by right, by accessory use, or conditional use is prohibited in the R15 Medium Density Residential Districts.

06.05.030 Bulk Regulations

The bulk regulations appearing below apply to buildings or other structures located on any zone lot or portion of a zone lot, including all new developments, enlargements, extensions or conversions located in any R15 District.

- A. Minimum Required Lot Area - Within the R15 Districts, the minimum required lot area shall be 15,000 square feet.
- B. Maximum Lot Coverage Permitted - Within R15 Districts, the maximum zone lot coverage for all structures, including accessory structures, shall not exceed thirty-five (35) percent of the total lot area.
- C. Minimum Development Area Per Dwelling Unit - Within R15 Districts, no dwelling unit shall be permitted on a zone lot with a total development area of less than 11,250 square feet per dwelling unit.
- D. Maximum Floor Area Ratio - Within R15 Districts, the maximum floor area ratio shall be .24.

06.05.040 Yard Requirements

- A. General provisions applicable to all residential districts concerning visibility at intersections, permitted obstructions in required yards, obstruction prohibited at street intersections, adjustments for lot area remainder, exceptions to these provisions, and other regulations are contained in Articles 12.00 and 13.00 of this Ordinance.
- B. Basic Provisions - The basic yard regulations appearing below apply to all zone lots located within R15 Districts, except as provided in Section 12.12.

1. Front Yards - In all R15 Districts, front yards shall be a minimum of forty (40) feet.
2. Side Yards - In all R15 Districts, side yards shall be a minimum of ten (10) feet, except as provided in Section 12.05.
3. Rear Yards - In all R15 Districts, rear yards shall be a minimum of twenty-five (25) feet.
4. Minimum Lot Width - In all R15 Districts, the minimum lot width at the building line shall be seventy-five (75) feet.

## **06.06 R10 Medium Density Residential Districts**

### **06.06.010 Purpose and Intent of R10 Medium Density Residential Districts**

This class of district is designed to provide suitable areas for medium density residential development where sufficient urban services and facilities are provided or where the extension of such services can be physically and economically facilitated prior to development. All types of residential activities are permitted. It is the intent of this district to not restrict in number the dwelling units contained in a building provided there is sufficient area of zone lot and open space on such lot relative to the number of dwelling units thereon. This class of district is intended also to permit community facility and public utility installations which are necessary to service and do serve specifically the residents of these districts, or which installations are benefited by and compatible with a residential environment. It is the express purpose of this Ordinance to exclude from this class of district all buildings or other structure and uses having commercial characteristics and not planned as an integral part of a total residential development, whether operated for profit or otherwise, except that conditional uses and home occupations specifically provided for in these regulations for this class of district shall be considered as not having such characteristics if they otherwise conform to the provision of this Ordinance.

### **06.06.020 Uses and Structures**

- A. Principal Permitted Uses and Structures - Within the R10 Medium Density Residential Districts as shown on the Gallatin Municipal Zoning Map, the following activities as described in Section 03.05 are permitted:

Residential Activities

- Dwelling One-Family Detached
- Dwelling Attached

Community Facility Activities

- Essential Services

B. Permitted Accessory Uses and Structures

1. Private garages and parking areas;
2. Private swimming pools, tennis courts, and other outdoor recreation facilities exclusively for use of the residents;
3. Signs complying with applicable regulations set forth in Section 13.07;
4. Home occupations as defined and subject to the provisions of this Ordinance;
5. Accessory uses or structures customarily incidental to the above permitted uses.

- C. Conditional Uses - The Following activities may be permitted only as conditional uses in accordance with Section 15.06:

Residential Activities

Dwelling Multi-Family  
Dwelling Two Family - Duplex  
Bed and Breakfast Home

Community Facility Activities

Place of Worship  
Community Education  
Utility and Vehicular  
Intermediate Impact  
Community Assembly  
Limited Child Care

- D. Prohibited uses - Any use not permitted by right, by accessory use, or conditional use is prohibited in the R10 Medium Density Residential Districts.

06.06.030 Bulk Regulations

The bulk regulations appearing below apply to buildings or other structures located on any zone lot or portion of a zone lot, including all new developments, enlargements, extensions or conversions located in any R10 District.

- A. Minimum Required Lot Area - Within the R10 Districts, the minimum required lot area shall be 10,000 square feet.
- B. Maximum Lot Coverage - Within R10 Districts, the maximum zone lot coverage for all building, structures, including accessory structures, shall not exceed forty (40) percent of the total lot area.
- C. Minimum Development Area Per Dwelling Unit - Within R10 Districts, no dwelling unit shall be permitted on a zone lot with a total development area of less than seven thousand five hundred (7,500) square feet per dwelling unit.
- D. Maximum Floor Area Ratio - Within R10 Districts, the maximum floor area ratio shall be .32.

06.06.040 Yard Requirements

- A. General Provisions - General provisions applicable to all residential districts concerning visibility at intersections, permitted obstructions in required yards, obstructions prohibited at street intersections, adjustments for lot area remainder, exceptions to these provisions, and other regulations are contained in Articles 12.00 and 13.00 of this Ordinance.



B. Basic Provisions - The basic yard regulations appearing below apply to all zone lots located within R10 Districts, except as provided in Section 12.12.

1. Front Yards - In all R10 Districts, front yards shall be a minimum of twenty-five (25) feet.
2. Side Yards - In all R10 Districts, side yards shall be a minimum of ten (10) feet, except as provided in Section 12.05.
3. Rear Yards - In all R10 Districts, rear yards shall be a minimum of fifteen (15) feet.
4. Minimum Lot Width - In all R10 Districts, the minimum lot width at the building line shall be sixty (60) feet.

## **06.07 R8 - Medium Density Residential District**

### **06.07.010 Purpose of the R8 - Medium Density Residential District**

The R8 District is intended to provide medium density residential neighborhoods with single-family characteristics, while also allowing considerable latitude in the physical design of housing. Generally, this district will permit single-family detached and attached residential and townhouses, except when otherwise permitted in a residential overlay district, and such other structures as are accessory thereto. This district is intended, also, to permit community facilities and public utility installations which are necessary to service and do service specifically the residents of this district, or which are benefited by and compatible with a residential environment.

### **06.07.020 Uses and Structures**

- A. Principal Permitted Uses and Structures - Within the R8 Medium Density Residential Districts as shown on the Gallatin Municipal Zoning Map, the following activities as described in Section 03.05 are permitted:

Residential Activities

Dwelling One-Family Detached

Dwelling Attached

Community Facility Activities

Essential Services

- B. Permitted Accessory Uses and Structures

1. Private garages and parking areas;
2. Private swimming pools, tennis courts, and other outdoor recreation facilities exclusively for use of the residents;
3. Signs complying with applicable regulations set forth in Section 13.07;
4. Home occupations as defined and subject to the provisions of this ordinance;
5. Accessory uses or structures customarily incidental to the above permitted use.

- C. Conditional Uses - The following activities may be permitted only as conditional uses in accordance with Section 15.06:

Residential Activities

Dwelling Multi-Family

Bed and Breakfast Home

Community Facility Activities  
Place of Worship  
Community Education  
Utility and Vehicular  
Intermediate Impact  
Community Assembly  
Limited Child Care

- D. Prohibited Uses - Any use not permitted by right, by accessory use, or conditional use is prohibited in the R8 Medium Density Residential Districts.

06.07.030      Bulk Regulations

The bulk regulations appearing below apply to buildings or other structures located on any zone lot or portion of a zone lot, including all new developments, enlargements, extensions or conversions located in any R8 District.

- A. Minimum Required Lot Area - Within the R8 Districts, the minimum required lot area shall be 8,000 square feet.
- B. Minimum Development Area Per Dwelling Unit - Within R8 Districts, no dwelling unit shall be permitted on a zone lot with a total development area of less than 7,000 square feet per dwelling unit.
- C. Maximum Floor Area Ratio - Within R8 Districts, the maximum floor area ratio shall be .40
- D. Maximum Building Height – In all R8 Districts, the maximum building height shall be thirty-five (35) feet.
- E. Maximum Overall Density (Site) – In all R8 Districts, the maximum overall site density shall be 5.5 units per gross acre.
- F. Minimum Lot Width - In all R8 Districts, the minimum lot width at the building line shall be fifty-five (55) feet.

06.07.040      Yard Requirements

- A. General Provisions - General provisions applicable to all residential districts concerning visibility at intersections, permitted obstructions in required yards, obstruction prohibited at street intersections, adjustments for lot area remainder, exceptions to these provisions and other regulations are contained in Articles 12.00 and 13.00 of this Ordinance.

- B. Basic Provisions - The basic yard regulations appearing below apply to all zone lots located within R8 Districts.

<u>Required Yard</u>	<u>Single Family Detached</u>	<u>Single Family Attached</u>	<u>All Other Uses</u>
1. Front Yard	20	20	25
2. Interior Side Yard	10*	10 feet on yard opposite common wall	10
3. Street Side Yard	12*	10	10
4. Rear Yard	15	15	25

\* The total sum of all required side yards shall be a minimum of eighteen (18) feet.

06.07.050 Additional Site Development Regulations

- A. Preliminary Master Development Plan Approval Required: The establishment of the R8 zoning district shall be based upon the submission and approval of a preliminary master development plan according to provisions of Sections 12.02 and 15.07 of this Ordinance. The preliminary master development plan shall form the basis of the proposed R-8 District, and, if approved, the plan and all of its components shall run with the land. All other conditions, regulations, and stipulations of the preliminary master development plan requirements shall be applied to any proposed development in the R-8 District.
- B. Final Master Development Plan Approval Required: The Mayor and Aldermen's approval of a preliminary master development plan of a R8 District shall authorize and form the basis for the Planning Commission's final approval of said development. The final approval of the Planning Commission of the development shall be subject to the provisions of Section 12.02 of this Ordinance:
- C. Additional Site Design Standards: All developments occurring within a R8 District shall be designed and developed to comply with the standards of Articles 11.00, 12.00, and 13.00 of this Ordinance.

06.07.060 Use of Zero Lot Line in One-Family Detached Dwellings in R-8 District

Within a common development, one (1) interior side yard may be equal to zero for one-family detached residential use, subject to the following additional regulations:

- A. The side yard opposite to the zero yard must equal at least 16 feet.
- B. The normal side yard setback requirement must be maintained adjacent to any lot with an existing structure not within the common development, or not otherwise designated for zero lot line use.

- C. An easement providing for maintenance of the zero lot line facade is filed with the County Register of Deeds and the Planning Division at the time of application for a building permit.

06.07.061      One-Family Dwelling Attached in the R-8 District

One-family attached dwelling units are permitted in this district, subject to the following additional regulation:

- A. The side yard opposite to the common wall must be equal to at least ten (10) feet.

06.07.062      Townhouse Residential in the R-8 District

Townhouse residential is permitted in this district, subject to the following additional regulations:

- A. A maximum of six (6) townhouse units may be attached in any one (1) townhouse structure.
- B. The site area per unit for any common townhouse development must equal at least six thousand five hundred (6,500) square feet.
- C. The minimum size for any townhouse lot sold individually shall be five thousand (5,000) square feet.
- D. The minimum width for any townhouse lot sold individually shall be twenty (20) feet.
- E. The maximum floor area ratio shall be computed for the entire common development and for each individual lot within the development. A single lot within the common development cannot exceed the maximum floor area ratio of .40 (.40 square feet of building area per one (1) square foot of site/lot area), and the overall floor area ratio of the entire common development shall not exceed .40. Furthermore, in no case shall the total aggregate number of townhouses and condominiums in a R-8 District exceed 30 percent of the total number of residential units proposed in the same R-8 District.

## **06.08 R6 - High Density Residential District**

### **06.08.010 Purpose of the R6 - High Density Residential District**

The R-6 District is intended to provide locations for higher density, multiple family housing in the approximate range of 7 to 15 dwelling units per gross acre of site area. It is not the intent of this Ordinance, however, to restrict in number the dwelling units thereon. Generally, this district will be characterized by residential structures each containing a multiple number of dwelling units. The R-6 District applies to areas in which a mix of single-family and multiple-family housing is appropriate to create a unified urban neighborhood; transitional areas between lower and higher intensity uses; developing area of multiple-family housing where sufficient urban facilities are available or where such facilities will be available prior to development. This district is intended also to permit community facilities and public utility installations which are necessary to service and do service specifically the residents of this district, or which are benefited by and compatible with a residential environment.

### **06.08.020 Permitted Uses**

- A. Principal Permitted Uses and Structures - Within the R6 High Density Residential Districts as shown on the Gallatin Municipal Zoning Map, the following activities as described in Section 03.05 are permitted:

#### Residential Activities

- Dwelling Multi-Family
- Dwelling One-Family Detached
- Dwelling Two-Family Detached - Duplex
- Dwelling Attached

#### Community Facility Activities

- Essential Services

### **B. Permitted Accessory Uses and Structures**

1. Private Garages and parking areas:
2. Private swimming pools, tennis courts, and other outdoor recreation facilities exclusively for the use of the residents;
3. Signs complying with applicable regulations set forth in Section 13.07;
4. Home occupations as defined and subject to the provisions of this Ordinance;
5. Accessory uses or structures customarily incidental to the above permitted uses.

### C. Conditional Uses

The following activities may be permitted only as conditional uses in accordance with Section 15.06:

#### Residential Activities

Mobile Home Park  
Bed and Breakfast Home

#### Community Facility Activities

Place of Worship  
Community Education  
Utility and Vehicular  
Intermediate Impact  
Community Assembly  
Limited Child Care

### D. Prohibited Uses

Any use not permitted by right, by accessory use, or conditional use is prohibited in the R6 High Density Residential Districts.

#### 06.08.030 Bulk Regulations

The bulk regulations appearing below apply to buildings or other structures located on any zone lot or portion of a zone lot, including all new developments, enlargements, extensions or conversions located in any R6 District.

- A. Minimum Required Lot Area - Within the R6 Districts, the minimum required lot area shall be 6,000 square feet.
- B. Minimum Development Area Per Dwelling Unit - Within R6 Districts, no dwelling unit shall be permitted on a zone lot with a total development area of less than 2,200 square feet per dwelling unit.
- C. Maximum Floor Area Ratio - Within R6 Districts, the maximum floor area ratio shall be 1.0
- D. Maximum Overall Density (Site) – In all R6 Districts, the maximum overall site density shall be 15.0 units per gross acre.
- E. Minimum Lot Width - In all R6 Districts, the minimum lot width at the building line shall be forty-five (45) feet.

06.08.040      Yard Requirements

- A. General Provisions - General provisions applicable to all residential districts concerning visibility at intersections, permitted obstructions in required yards, obstruction prohibited at street intersections, adjustments for lot area remainder, exceptions to these provisions and other regulations are contained in Articles 12.00 and 13.00 of this Ordinance.
- B. Basic Provisions - The basic yard regulations appearing below apply to all zone lots located within R6 Districts.

<u>Required Yard</u>	<u>Single Family Detached</u>	<u>Single Family Attached</u>	<u>All Other Uses</u>
1. Front Yard	20	20	25
2. Interior Side Yard	5*	10 feet on yard opposite common wall	10
3. Street Side Yard	8*	10	10
4. Rear Yard	20	20	25

\* The total sum of all required side yards shall be a minimum of sixteen (16) feet.

06.08.050      Additional Site Development Regulations

- A. Preliminary Master Development Plan Approval Required: The establishment of the R6 zoning district shall be based upon the submission and approval of a preliminary master development plan according to the provisions of Sections 12.02 and 15.07 of this Ordinance. The preliminary master development plan shall form the basis of the proposed R6 District, and, if approved, the plan and all of its components shall run with the land. All other conditions, regulations, and stipulations of the preliminary master development plan requirements shall be applied to any proposed development in the R6 District. A preliminary master development plan is not required for property zoned R6 prior to July 14, 1998.
- B. Final Master Development Plan Approval Required: The Mayor and Aldermen's approval of a preliminary master development plan of a R6 District shall authorize and form the basis for the Planning Commission's final approval of said development. The final approval of the Planning Commission of the development shall be subject to the provisions of Section 12.02 of this Ordinance:
- C. Additional Site Design Standards: All developments occurring within a R6 District shall be designed and developed to comply with the standards of Articles 11.00, 12.00, and 13.00 of this Ordinance.
- D. One-Family Detached Dwelling Unit Exclusion: One-family detached dwelling units shall be exempt from the preliminary master development plan requirements when there are twenty (20) or fewer single-family units.



06.08.060      Use of Zero Lot Line in One-Family Detached Dwellings in R-6 District

Within a common development, one (1) interior side yard may be equal to zero for one-family detached residential use, subject to the following additional regulations:

- A. The side yard opposite to the zero yard must equal at least 10 feet.
- B. The normal side yard setback requirement must be maintained adjacent to any lot with an existing structure not within the common development, or not otherwise designated for zero lot line use.
- C. An easement providing for maintenance of the zero lot line facade is filed with the County Register of Deeds and the Planning Division at the time of application for a building permit.

06.08.061      One-Family Attached Dwellings in the R-6 District

One-family attached dwelling units are permitted in this district, subject to the following additional regulations:

- A. Minimum lot area is six thousand (6,000) square feet for an entire structure and four thousand (4,000) square feet for any one (1) dwelling unit sold individually.
- B. Minimum lot width shall be sixty (60) feet for an entire structure and thirty (30) feet for any one (1) dwelling unit sold individually.
- C. The side yard opposite to the common wall must be equal to at least eight (8) feet.

06.08.062      Townhouse Residential in the R-6 District

Townhouse residential is permitted in this district, subject to the following additional regulations:

- A. A maximum of eight (8) townhouse units may be attached in any one (1) townhouse structure.
- B. The site area per unit for any common townhouse development must equal at least two thousand two hundred (2,200) square feet.
- C. The minimum size for any townhouse lot sold individually shall be fifteen hundred (1,500) square feet.
- D. The minimum width for any townhouse lot sold individually shall be twenty (20) feet.
- E. The maximum floor area ratio shall be computed for the entire common development and for each individual lot within the development. The entire common development and/or a single lot within the common development cannot exceed the maximum floor area ratio of 1.00 (1.00 square feet of building area per one (1) square foot of site/lot area).

## **06.09 Basic Provisions of the PRD - Planned Residential Development District**

### **06.09.010 Purpose**

The purposes of the Planned Residential Development District are:

- A. Encourage a variety and flexibility in land development and land use for residential areas consistent with the General Development Plan 1996-2005 and the orderly development of the City of Gallatin.
- B. Provide a framework within which an effective relationship of different land uses and activities can be planned on a total basis.
- C. Provide a harmonious relationship with the surrounding development, minimizing such influences as land use incompatibilities, heavy traffic and congestion, and excessive demand on planned and existing public facilities.
- D. Provide a means of developing areas with special physical features to enhance natural beauty and other attributes.
- E. Encourage the efficient use of those public facilities required in connection with new residential development.
- F. Encourage innovations in urban/suburban design and the application of sound design principles.

### **06.09.020 Previously Approved Residential PUD's Applicability to the New Planned Residential Development District**

Any project lawfully approved under the provisions of a Planned Unit Development zone (of this or any other government entity) is hereby approved under their original conditions and are hereby made an overlay of the zoning map of Gallatin as a part of this Ordinance for a period not to exceed two (2) years from the date of the enactment of this Ordinance. If no final plan approval or building permit is requested on the subject property at the end of this period, the Planning Commission shall review its previous recommendations and actions on the subject property and provide to the governing authority a recommendation to: (1) extend the current approval of the subject tract for a period not to exceed two years; (2) revise the current approval in regards to the use, bulk, and/or design standards required of the current approval; or (3) cancel the current approval and impose a new base zoning district on the subject project.

Furthermore, for all previously approved Residential PUD Districts (or portions thereof), which have not received final plan approval prior to the enactment of this Ordinance, the design standards and regulations contained in Articles 12.00 and 13.00 shall be applied to and required of these developments. A revised preliminary master development plan indicating the proposal's conformance with the new design standards contained herein shall be submitted and approved prior to the review and approval of a final master development plan for the proposed development or any portion thereof.

06.09.030      Consistency with the General Development Plan of Gallatin, Tennessee,  
1996 - 2005

No Planned Residential Development District shall be approved by the Gallatin Regional Planning Commission unless the preliminary master development and final master development plans of the proposed district are in accord with the General Development Plan of Gallatin or elements, thereof.

06.09.040      Relationship to the Subdivision Regulations

The uniqueness of each proposal for a Planned Residential Development District may require that specifications for the width and surfacing of streets, public ways, public utility rights-of-way, curbs, and other standards may be subject to modification from the specifications established in the subdivision regulations adopted by the Gallatin Regional Planning Commission. Modifications may be incorporated only with the approval of the Planning Commission as a part of its review of the preliminary master development and final master development plan for a Planned Residential Development District and granted as a variance in the preliminary approval of the subdivision which must be concurrent with the final approval by the Planning Commission of the final master development plan.

06.09.050      Ownership and Division of Land

No tract of land may be considered for or approved as a Planned Residential Development District unless such tract is under the single ownership by a landowner. The holder of a written option to purchase, any governmental agency, or a redeveloper under contract with the governing authority shall be considered landowners for the purposes of this section. Unless otherwise provided as a condition of approval of a Planned Residential Development District, the landowner of an adopted Planned Residential Development District may divide and transfer parts of such development. The transferee shall complete each such unit, and use and maintain it in strict conformance with the adopted final master development plan.

06.09.060      Architectural Design

When the Planning Commission and/or Mayor and Aldermen have established architectural design as an integral part of the preliminary master development and final master development plans and stipulates architectural design principles and/or specific architectural design details, such principles and/or details shall be made a part of the preliminary master development and final master development plans and all zoning permits for the Planned Residential Development District. These design principles and details may be stipulated by Ordinance or through the restrictive covenants of the subject development or plat.

06.09.070      Application Process

- A. Preliminary Master Development Plan Approval Required: The establishment of the PRD zoning district shall be based upon the submission and approval of a preliminary master development plan according to the provisions of Sections 12.02 and 15.07 of this Ordinance. The preliminary master development plan shall form the basis of the proposed PRD District, and, if approved, the plan and all of its components shall run with the land. All other conditions, regulations, and stipulations of the preliminary master development plan requirements shall be applied to any proposed development in the PRD District.
- B. Final Master Development Plan Approval Required: The Mayor and Aldermen's approval of a preliminary master development plan of a PRD District shall authorize and form the basis for the Planning Commission's final approval of said development. The final approval of the Planning Commission of the development shall be subject to the provisions of Section 12.02 of this Ordinance:
- C. Additional Site Design Standards: All developments occurring within a PRD District shall be designed and developed to comply with the standards of Articles 11.00, 12.00, and 13.00 of this Ordinance.

06.09.080      Permitted Uses in the Planned Residential Development District

The following regulations govern the permitted uses applicable to the Planned Residential Development District:

- A. Within a Planned Residential Development District applied to the following zone districts, A (Agricultural), R-40 (Residential Low Density), R-6 Residential High Density, and R-20 (Residential Low Density), the uses permitted shall be the same as those permitted in the underlying base district.
- B. The permitted uses within a R-15, R-10, and R-8 Planned Residential Development District shall include the following:
  - 1. Uses permitted in the underlying base zone district
  - 2. Multi-family housing, including condominium and townhouse structures provided that the total number of dwelling units of this type do not exceed 30 percent of the total number of dwelling units approved for the overall site.

06.09.090      Minimum Site Area

The minimum area of any Planned Residential Development District is 3 acres. This minimum may be waived by the Planning Commission or Mayor and Aldermen if they determine the development of a site is impossible without Planned Residential Development District designation, and that such designation is consistent with the General Development Plan.

#### 06.09.100 Required Setbacks and Bufferyards

The required minimum building setbacks and lot widths are not restricted, provided that the maximum density of the Planned Residential Development District is not exceeded. However, the supplemental district regulations and provisions of Articles 11.00, 12.00, and 13.00 shall apply to all Planned Residential Development Districts.

#### 06.09.110 Off-Street Parking Requirements

The parking requirements for a Planned Residential Development District shall be the same as those required of the original zone district.

#### 06.09.120 Relationship to the Surrounding Residential Neighborhood

Planned Residential Development District developments shall be harmonious and not conflict with the surrounding residential neighborhood. It shall be so planned, designed, and constructed so as to avoid undue traffic congestion in the surrounding residential area and provide a satisfactory relationship of land uses in connection with the surrounding area. Use of landscaping, screening, open space, architectural compatibility measures, and the placement of buildings shall be accepted land use planning tools by which this harmonious relationship can be created.

#### 06.09.130 Site Development Regulations for Planned Residential Development Districts Exclusively Involving One-Family Detached Subdivisions

The following density and bulk regulations shall apply to a Planned Residential Development District involving the subdivision of lots for sale with one-family detached units.

- A. The maximum lot coverage for each dwelling unit (including accessory buildings) shall be a percentage of the lot area and the maximum overall density shall be in terms of the number of dwelling units per gross acre of all the area within the Planned Residential Development District.
- B. A maximum building height of 35 feet (measured from an average ground elevation) may be permitted.
- C. Lot creation shall be taken from net usable square feet, which shall be derived by subtracting from the gross square footage of the Planned Residential Development District, the required amount of open space, and the actual amount of street right-of-way or street easement required. The remaining net area shall be usable land for proper lot layout.
- D. If a Planned Residential Development District embraces more than one (1) zoning district, thus permitting different minimum lot sizes, then the lot sizes and commensurate lot coverages shall be in conformity with the requirements of the district in which the lot lies. If the lot subdivision process yields lots crossing district

boundaries, the lot size and lot coverage may be an average of the applicable district requirements, weighted proportioned to the percent of the lot area within each district.

- E. The maximum permitted overall density, minimum open space and recreation space for the overall project, minimum lot size and maximum lot building cover for individual lots shall be as indicated in Table 06-01 of this Section entitled “Site Development Regulations for Planned Residential Development District with Single Family Units on Individual Lots.”

**TABLE 06-01**  
**SITE DEVELOPMENT REGULATIONS**  
**FOR**  
**PLANNED RESIDENTIAL DEVELOPMENT DISTRICTS**  
**WITH**  
**SINGLE-FAMILY UNITS ON INDIVIDUAL LOTS**

Base Zone District	Maximum Permitted Density Per Gross Acre	Required Open Space	Permitted Lot Coverage	Minimum Lot Size (square feet)
A	1.5	10%	40%	30,000
R-40	2.0	15%	40%	20,000
R-20	2.75	18%	43%	15,000
R-15	3.5	20%	43%	9,000
R-10	5.0	25%	45%	7,500
R-8	6.0	28%	45%	6,000
R-6	7.0	30%	45%	5,000

NOTE: Required bufferyard acreage (as defined in Section 13.04) can be used as required open space, provided the bufferyard is designated as common open space and is maintained in reasonable order by the Owner’s application.

06.09.140      Site Development Regulations for Planned Residential Development District with Mixed Building Types

The following regulations shall apply to a Planned Residential Development District characterized by mixed building types. These regulations shall apply to a Planned Residential Development District when the proposed development contains a combination of two (2) or more of the following building types:

- Detached buildings each containing only one dwelling unit;
- Townhouses or similar one-family semi-attached or attached buildings each containing only one dwelling unit;
- Buildings each containing more than three (3) dwelling units.

- A. The maximum overall densities for Planned Residential Development District developments shall be in terms of the number of dwelling units per gross acre of all the area within said development.
- B. The maximum floor area ratio shall be in terms of a ratio of total floor area per total site area within said development.
- C. Yard requirements for Planned Residential Development Districts are waived and the following minimum controls shall be applied:
  - 1. The minimum total recreation area (that part of the outdoor, open space area which is a relatively contiguous area for recreation purposes) shall be provided at no less than minimum ratio of recreation area per total site area.
  - 2. If a Planned Residential Development District development embraces one or more base zoning districts which require different maximum permitted densities, recreation areas and floor area ratios, these values shall be calculated separately for each distinct district, and a weighted average of each of these values shall be applied to the development.
  - 3. The maximum permitted overall density, minimum recreational area, maximum floor area ratio, and minimum lot size shall be as indicated in Table 06-02 of this Section entitled "Site Development Regulations for Planned Residential Development District with Mixed Building Types.
  - 4. Granting of Modifications - The Planning Commission and/or Board of Mayor and Alderman may approve modifications from the "Minimum Lot Size for One Family - Attached, Semi-Attached, Townhouse or Multifamily Units" and "Maximum F.A.R." regulations indicated in Table 06-02. Modifications may be approved as either part of the approval of the Preliminary Master Development Plan for the development, or the Planning Commission is authorized to approve exceptions as part of the approval of the Final Master Development Plan if the Planning Commission determines that the proposed modification represents a minor amendment to the Preliminary Master Development Plan. Modifications determined to represent major amendments to the Preliminary Master Development Plan must be approved by the Board of Mayor and Alderman according to the provisions specified in Section 12.02.050 of the Gallatin Zoning Ordinance.

Modifications may be granted by the City as deemed necessary or desirable in order to achieve the objectives of the planned residential development that would result in a more desirable site development than would result if the requirements of this Section were strictly adhered to. Modifications may be granted based upon sufficient justification and the determination that the modification will not be detrimental to the public safety, health, or welfare, or injurious to other property or improvements in the neighborhood in which the property is located. In granting modifications, the Board of Mayor and Alderman or the Planning Commission may impose additional conditions or

requirements which will substantially secure the objectives, standards, and requirements of this Ordinance.

**TABLE 06-02**  
**SITE DEVELOPMENT REGULATIONS**  
**FOR PLANNED RESIDENTIAL DEVELOPMENT DISTRICT**  
**WITH MIXED BUILDING TYPES**

Base Zone District	Maximum Overall Density	Minimum Recreational Area	Maximum F.A.R.	Minimum Lot Size for One Family Detached Units (S.F.)	Minimum Lot Size for One Family - Attached, Semi-Attached, Townhouse or Multifamily Units
R-15	3.5	25%	.40	9,000	7,000
R-10	5.0	25%	.45	7,500	6,000
R-8	6.5	28%	.50	6,000	5,500
R-6	18.0	35%	.50	5,000	2,000

NOTE: Required Bufferyard acreage (as defined in Section 13.04) can be used as required open space, provided the bufferyard is designated as common open space and is maintained in reasonable order by the Owner's organization.



## ARTICLE 6.00 AMENDMENTS

<b>Section</b>	<b>Ordinance #</b>	<b>Date</b>
06.08.020	O0009-068	10/17/00
06.07	O0408-046	09/07/04
06.08	O0408-046	09/07/04
06.08.050	O0609-069	10/17/06
06.09	O0408-046	09/07/04
06.09.140.C.4	O0508-061	09/06/05
06.09.140 – Table 06-02	O0508-061	09/06/05